

P/D ARCHITECTS

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3300 SCOTTSDALE MEDICAL PLAZA

PROJECT NARRATIVE / DESIGN STATEMENT

SITE ANALYSIS

The proposed 39,000 SF medical office building has been designed for a vacant site at the northwest corner of Scottsdale Road and Angus Drive in Downtown Scottsdale. Other commercial uses have been constructed near the proposed development, including the Red Lobster immediately to the north, the U.S. Egg Restaurant to the south, Marriott Courtyard Hotel to the east, and the Baptist Church to the west. The property currently enjoys C-3 zoning and has been designed in accordance with the development standards and guidelines and no variance issues will be necessary to develop and construct the Project as proposed. Previously, and under the purview of the city's planning department, modifications to the site have taken place to satisfy the purchase contract stipulations. This included parking improvements/expansion issues, recording of cross-use and development easements and the finalization of the purchase of the property. Additionally, and extremely critical to the quality of this development, was the acquisition of a very small, but integral parcel of land at the northwest corner of Scottsdale and Angus. The subject property has been an issue (negative impact) parcel of land for several years, but as a stand-alone property could never be improved or developed beyond its existing condition or operational status. However, the developers of the proposed medical plaza purchased the property to consolidate the property with the existing vacant site to provide not only additional property, but to raze the existing building and offer an overwhelming presentation to the proposed development. The significant by-product to this property acquisition is the beneficial effect on the neighborhood and even the entire city. Overhead power lines, out-of-date street lights, a mish-mash of landscape materials and other long standing out-of-character building issues will disappear as the proposed medical building develops. The tear down of the existing building on the corner will make way for a spacious landscaped plaza on the east side of the new medical building. With the exception of the existing undeveloped building pad area, the balance of the site will, for the most, remain intact. Minor modifications will occur on the south side of the existing parking lot to improve the efficiency and satisfy drainage issues, but the bulk of activity will take place immediately to the south of the existing Red Lobster site.

CIRCULATION

As shown on the proposed development site plan, access to this property will be achieved through the use of two existing drives. The driveway on Angus Drive will be the primary entry point to the building and site. This will provide immediate surface and underground parking access while also offering patient drop-off to the building entrance on the west side of the building. Although an abundance of parking exists on this property shared with the two restaurants, it is a purchase stipulated condition for development that the proposed medical building (or whatever could be developed) must stand alone pursuant to satisfying the parking requirements. As such, the building will have 94 surface parking spaces and 82 underground parking spaces. Common access easements for access have been recorded for the benefit of all property owners and will allow all of the current developed street curb cuts, on-site driveways, and existing parking to be used in their entirety. Although the hours of operation between the restaurants and the medical offices do not completely mirror one another, the high volume patient activity in the morning and afternoon will insure ample parking while the lunch and evening high volume of the restaurants will take advantage of the medical building parking spaces not being used.

Pedestrian access to this property may not be as critical an issue as another site in a more compact development area within the downtown area. The Project has, however, provided several points of safe and convenient pedestrian access to surrounding uses and public transportation. Being located immediately adjacent to Angus Drive, two walkways have been located from the building to the sidewalk along the north side of the street. This will allow pedestrian traffic access to Scottsdale Road, 71st Street, and other neighborhood uses. As previously stated, a very large pedestrian-oriented plaza has been designed at the east side of the proposed building for the use and benefit of anyone who desires to enjoy the area. Although the design and orientation of the building does not demand or require any access to this plaza, the plaza will still offer a valuable link to pedestrian mobility and interaction in the area.

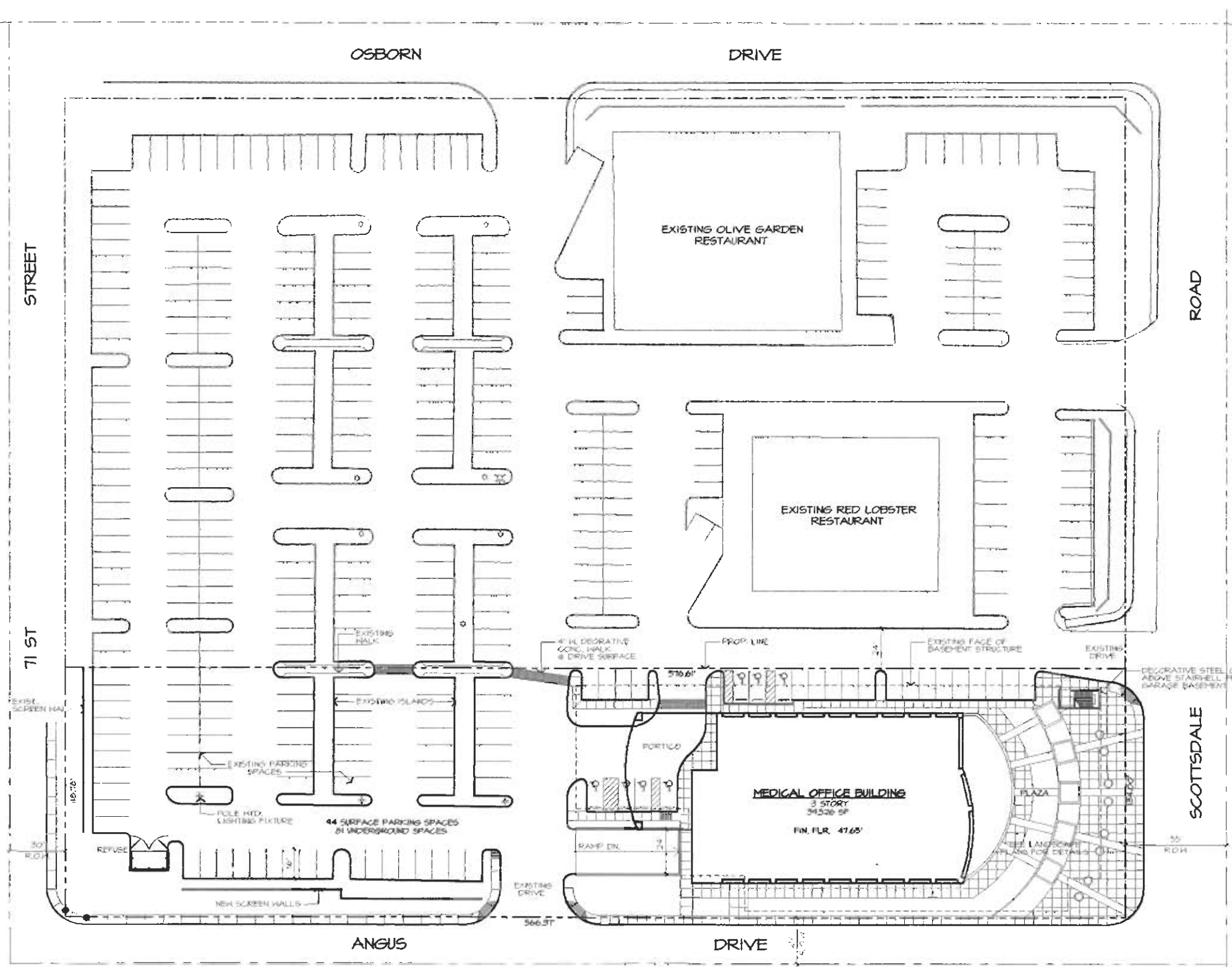
BUILDING DESIGN

Unlike the philosophy underlying the design of many structures, this Project has been influenced primarily by existing site conditions coupled with development conditions imposed by the land seller (the owner of the Red Lobster and Olive Garden Restaurants). One of the most restrictive covenants states that any building / structure to be constructed on the vacant site cannot be located any closer to Scottsdale Road than the existing Red Lobster building. As such, the proposed Medical Building maintains a setback of 85 feet from Scottsdale Road. Surface parking in this area wasn't practical for several reasons; hence, the evolution of the pedestrian plaza which has been designed over the underground parking structure. Additionally, the existing parking located on the west side of site had to remain as well as the drives located on the west and north boundaries of the building pad. With all of that being stated, to achieve the maximum use of the property dictated the underground parking garage. The floor plates and 36 foot building height evolved to produce the foot print as identified. The third level of the structure has been designed to project beyond the lower floors to create a covered portico for patient drop-off at the building entrance. In addition to providing additional floor area to the building, the projection will offer a great deal of shade to the entry lobby and atrium and overall exterior wall plane articulation. The exterior elevations on the north and south are designed in a similar manner and provide a generous amount of window fenestration while still providing

a two foot plus recessed element from the face of the wall. Although the window elements are repetitive, the length of the walls is not severe and the translation of the building side elevations is enhanced by the diverse elevations offered at the east and west ends of the structure. A three foot high band of rough cut stone will wrap the building on all sides and provide a strong architectural base for the medium sand finish stucco wall finish above. The window glazing will have a color to complement the green/gray colors of the building and will be constructed of dual pane low E glass panels with a very modest amount of reflectivity. Two different window frame elements will be used as identified on the building elevations and will have a factory finished green color finish. The field color of the building can be described as a medium sea foam green color with an accent color in a darker hue. Overall, the colors will offer a pleasant and warm presentation complemented and enhanced by the palette of landscape materials at the exterior of the building.

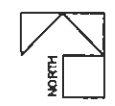
LANDSCAPING - SITE DETAILS

Unlike most landscape design assignments, this Project was a challenge created by the underground parking structure located below the 8,000 SF pedestrian plaza on the east side of the building. Issues relevant to heat, plant bedding size, irrigation, root survival, and wind moved to the forefront of concern and problem solving. Accordingly, the landscape architect has responded to this challenge and achieved success with the plan as presented. The planting palette provides an excellent variety of landscape material which will offer color, texture, and visual interest. The design focuses on the interplay between the building elevations, hardscape surfaces, and the presentation and scale of the pedestrian plaza. The designer has been sensitive to plant irrigation and its critical impact with the underground garage.



SITE PLAN

SCALE: 1" = 30'



PROJECT INFORMATION

PROJECT: A MEDICAL PLAZA
31,526 SF MULTI-TENANT MEDICAL OFFICE COMPLEX
3300 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85251
NOTE: THE ADDRESS CURRENTLY ASSIGNED TO THE PROPERTY IS 3310 N. SCOTTSDALE RD.

OWNER/DEVELOPER: G & B DEVELOPMENT CO.
451 EAST BLUE BELL LANE
TEMPE, AZ 85281
PHONE: 480-970-0244

SITE AREA: NET: 71,220.81 SF 1.172 AC

ZONING: C-3

BUILDING GROSS AREAS:

BASHEMENT GARAGE	27,711 SF
FIRST LEVEL	12,440
SECOND LEVEL	12,268
THIRD LEVEL	14,746
TOTAL	67,165 SF

LOT COVERAGE OCCUPANCY: OFFICES B
PARKING GARAGE B-2

CONSTRUCTION TYPE: IIB WITH APES
NFPA 13 SYSTEM

F.A.R. ALLOWED: 6.116 (2)

F.A.R. PROVIDED: 5.4526 (3)

VOLUME RATIO ALLOWED: 71,220 X 1.6 = 113,952

VOLUME RATIO PROVIDED: 474,312

OPEN SPACE REQUIRED: 71,220 X 19.6% = 13,956 SF

FRONT OPEN SPACE REQUIRED: 13,956/2 = 6,978 SF

OPEN SPACE PROVIDED: 23,066 SF

FRONT OPEN SPACE PROVIDED: 11,533 SF

PARKING LOT LANDSCAPING REQUIRED: 33,495 X 15% = 5,024 SF

PARKING LOT LANDSCAPING PROVIDED: 33,495 X 15% = 5,024 SF

PARKING REQUIRED: 31,526 SF @ 1/250 = 63 SPACES

PARKING PROVIDED:

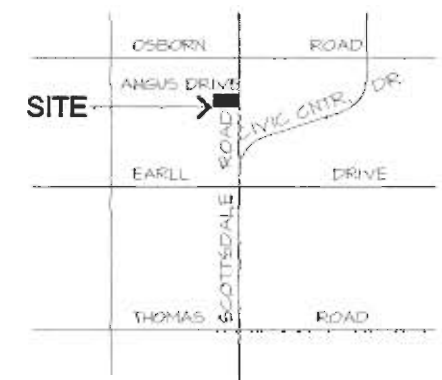
SURFACE SPACES (UNCOVERED)	21
UNDERGROUND GARAGE	14
ACCESSIBLE SPACES (SURFACE)	1
ACCESSIBLE SPACES (UNDERGROUND)	2
TOTAL	38 SPACES

PARKING RATIO: 31,526 / 175 = 1 PER 226 SF OF GROSS BLDG. AREA

Q.S.: 15-44

APN: 130-16-086
130-16-002

30-DR-2005
04/14/05



VICINITY MAP



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AG MEDICAL PLAZA
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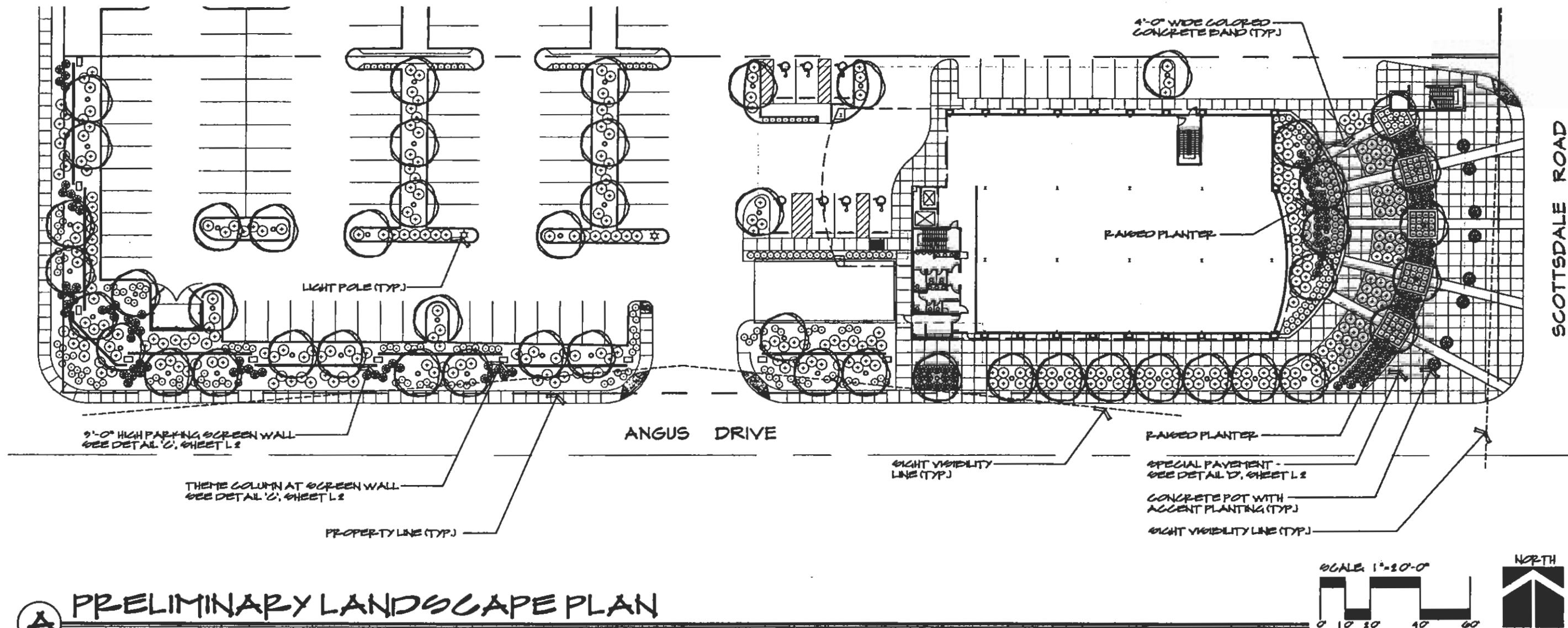
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SITE



A PRELIMINARY LANDSCAPE PLAN PLAN VIEW

PLANT LEGEND

<p>LARGE - MEDIUM CANOPY TREES</p> <p>ACACIA SMALLII CERCIDUM HYBRID</p> <p>CERCIDUM MICROPHYLLUM CERCIDUM PRINCEPS PROSOPIS CHILSENSIS PINUS ELDERICA ULMUS PARVIFOLIA</p>	<p>SWEET ACACIA DESERT MUSEUM (THORNLESS PALO VERDE)</p> <p>FOOTBALL PALO VERDE PALO BREA THORNLESS MESQUITE MONDEL PINE CHINESE EVERGREEN ELM</p>	<p>SHRUBS/ACCENTS</p> <p>AGAVE SPECIES AMEROSIA DEL TOIDEA BOUGAINVILLEA SPECIES BOUGAINVILLEA 'LA JOLLA' CASSIA PHYLLODENDRA CASSIA NEMOPHILA CYCAS REVOLUTA DALEA PRUTESCENS DASYLIRION WHEELERI EREMOPHILA SPECIES HESPERALOE PARVIFLORA LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'</p>	<p>AGAVE TRIANGLE LEAF BURSEAR B. CARST BOUGAINVILLEA BUSH BOUGAINVILLEA SILVERY CASSIA GREEN CASSIA SAGO PALM BLACK DALEA DESERT SPOON VALENTINE BUSH RED YUCCA THUNDERCLOUD SAGE</p>
<p>MEDIUM - SMALL ORNAMENTAL TREES</p> <p>ACACIA SALICINA DALBERGIA SISSOO QUERCUS VIRGINIANA 'HERITAGE'</p> <p>OLIVEA TESOTA NERIUM OLEANDER SCHINUS TERZENTHIFOLIUS OLEA EUROPAEA 'SWAN HILL'</p>	<p>MILLOW ACACIA SISSOO TREE HERITAGE LIVE OAK</p> <p>IRONWOOD TREE OLEANDER BRAZILIAN PEPPER TREE SWAN HILL OLIVE</p>	<p>LEUCOPHYLLUM PRUTESCENS 'GREEN CLOUD'</p> <p>LEUCOPHYLLUM LANGMANIAE MULBERRERIA RIGENS NERIUM OLEANDER RUELLIA BRITTONIANA RUELLIA PENINSULARIS TACONIA SPECIES PEDILANTHUS MACROCARPUS ROSA BANKSIAE XYLOSMA CONGESTUM TECOMARIA CAPENSIS CAESALPINIA SPP.</p>	<p>GREEN CLOUD SAGE RIO BRAVO TEXAS SAGE DEER GRASS PETITE PINK OLEANDER BRITISH RUELLIA BAJA RUELLIA TACONIA LADY SLIPPER LADY BANK'S ROSE XYLOSMA CAPE HONEYBUCKLE BIRD-OF-PARADISE</p>
		<p>GROUND COVER</p> <p>ASPARAGUS DENSIFLORUS CY. SPRENGER CONVOLVULUS CAESORIUM BACCHARIS X CENTENNIAL DALEA CAPITATA 'SIERRA GOLD'</p>	<p>SPRENGER ASPARAGUS BUSH MORNING GLORY CENTENNIAL BACCHARIS SIERRA GOLD DALEA</p>
		<p>LANTANA IRINE ROSEMARY DESERT MARIGOLD PENTSTEMON SPECIES MEXICAN EVENING PRIMROSE SANDPAPER VERBENA</p>	<p>DECOMPOSED GRANITE</p>

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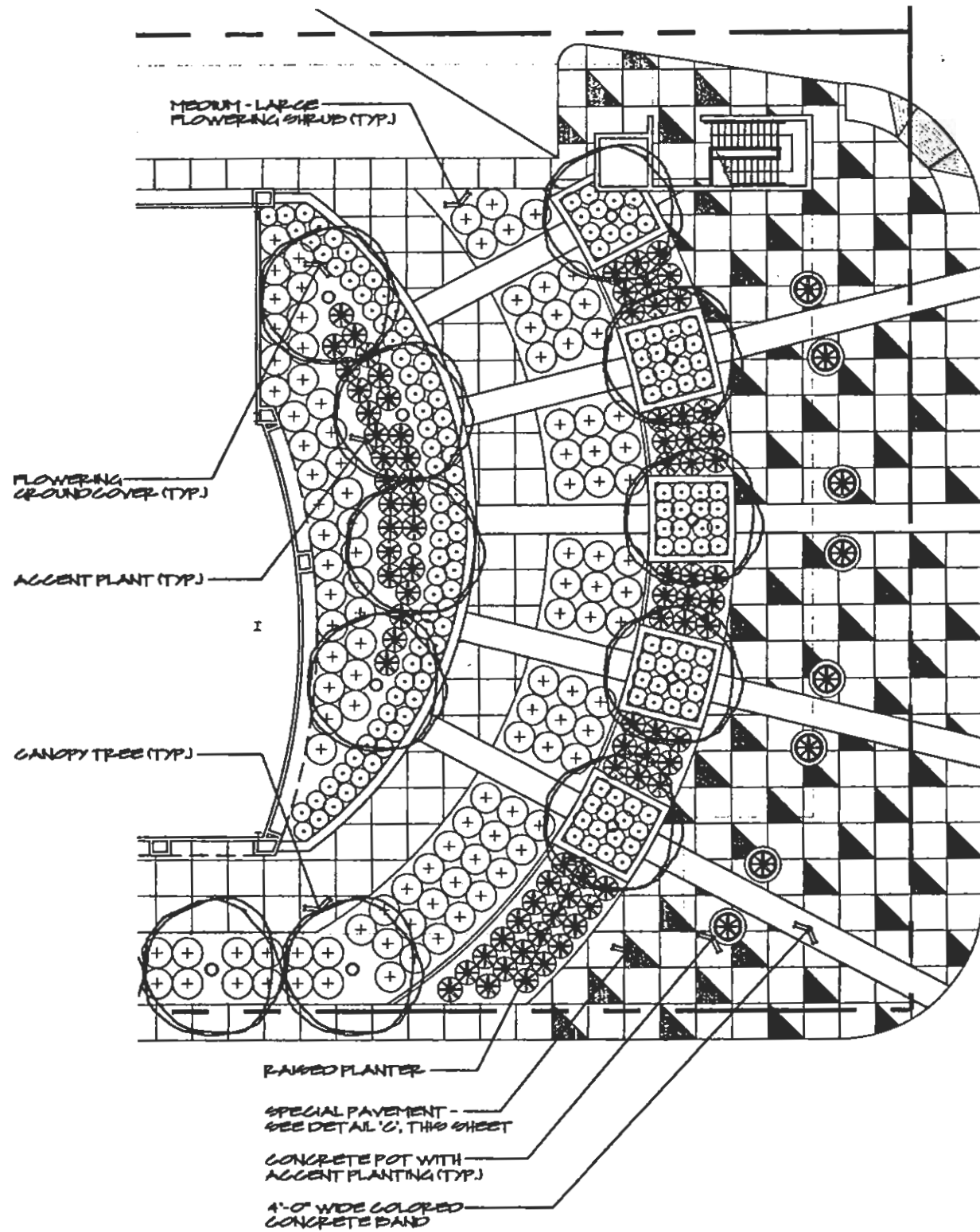
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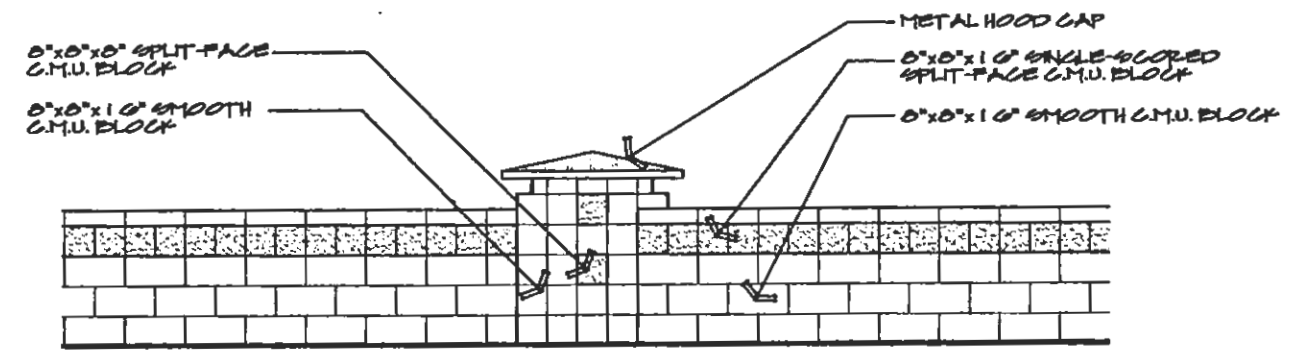
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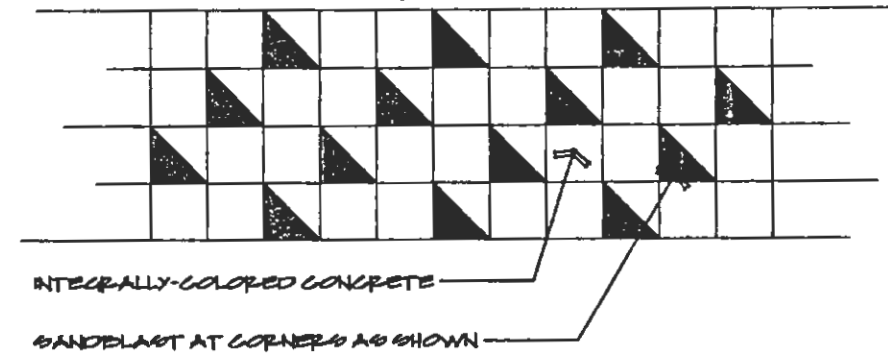
L1



SCOTTSDALE ROAD



C PARKING SCREEN WALL W/ THEME COLUMN
ELEVATION SCALE: 1/2" = 1'-0"



D PLAZA PAVEMENT ENLARGEMENT
PLAN VIEW SCALE: 1/8" = 1'-0"

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B PLAZA ENLARGEMENT
PLAN VIEW

SCALE: 1" = 10'-0"



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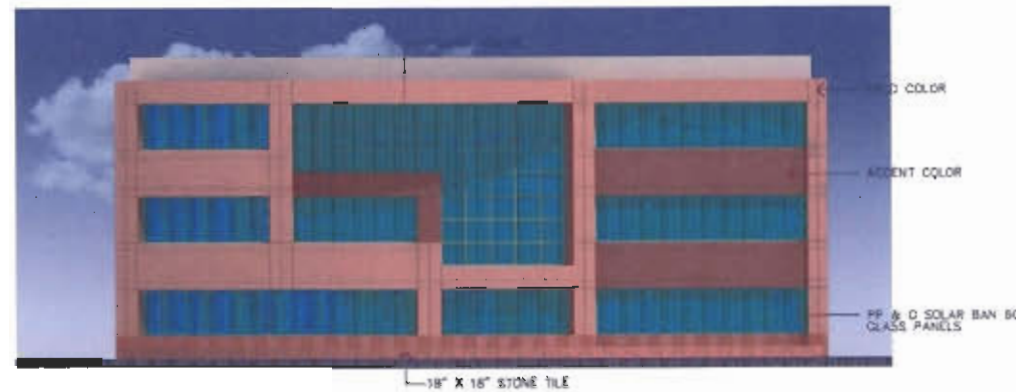
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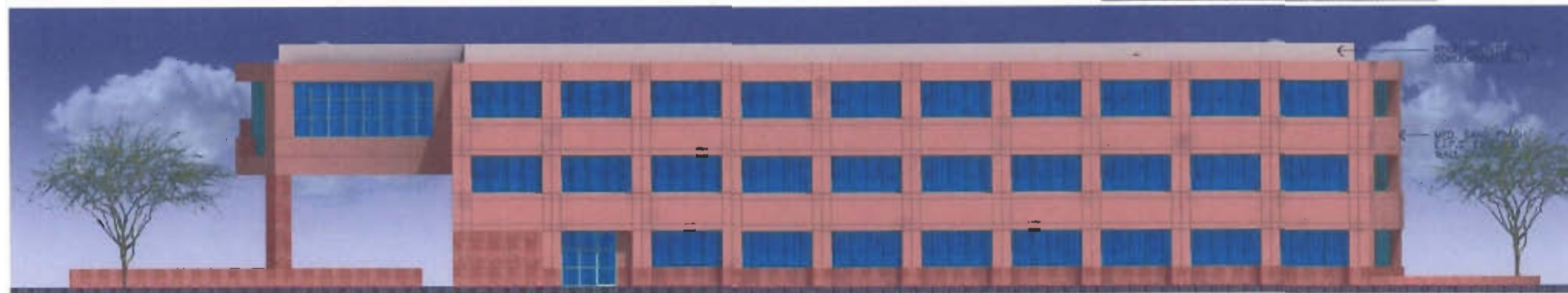
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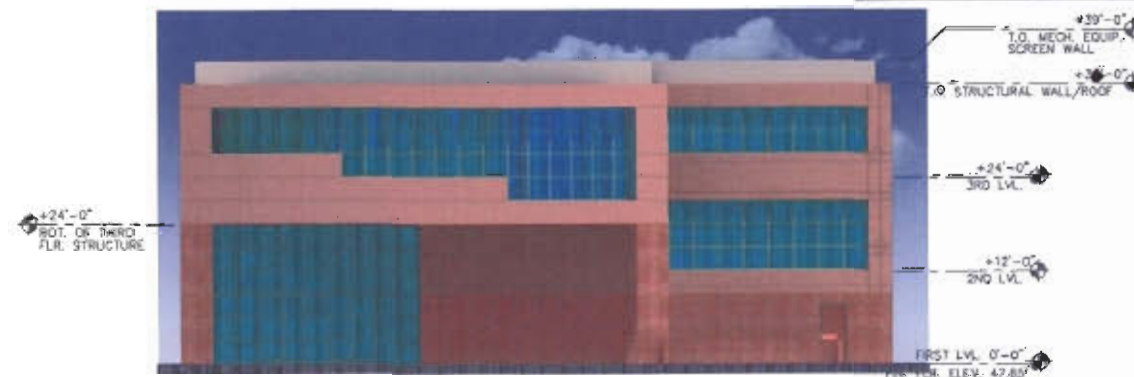
NORTH



EAST



SOUTH



WEST

AVERAGE CURB HEIGHT DATA:
 T.O. CURB - 71ST. 47.61'
 T.O. CURB - SCOTTSDALE RD. 45.49'
 AVERAGE CURB = 44.65'
 ALLOWABLE INCREASE 1.0' = 47.65'

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"



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